# ENCINITAS UNION SCHOOL DISTRICT

## MEASURE Z

## CITIZENS' BOND OVERSIGHT COMMITTEE

**OCTOBER 30, 2025**








https://www.eusd.net/our-district/measurez/citizens-bond-oversight-committee

# EUSD CBOC MEMBERS

Tim Baird

Jason Booher

Vincent Christakos

Jillian Cocayne

Allyson Handley

Derek Preston

Lara Schulte




## What is the purpose of a Bond Oversign Committee?

The purpose of this committee is to inform the public concerning the expenditure of bond revenues. To fulfill this responsibility, the oversight committee is expressly required “to actively review and report on the proper expenditure of taxpayers’ money for school construction” and to “verify that the funds are being spent only for authorized purposes.” The oversight committee must promptly alert the public to any waste or improper expenditure of bond revenue. (Education Code Section 15278 b)

## What are the major rules and requirements for a Bond Oversight Committee?

**The primary requirements are as follows:**

1. Prepare and publish an Annual Report
2. Hold meetings at least once a year.
3. While the open meeting requirement does not explicitly reference the Ralph M. Brown (Open Meeting) Act, most school districts and CBOCs have interpreted the need to establish that CBOC public meetings should be noticed and held by Brown Act provisions. CABOC agrees with this position.
4. Consist of a minimum of seven members with five requirements as follows:
   - One member active in a business organization representing the business community located within the district.
   - One member active in a senior citizens’ organization.
   - One member active in a bona fide taxpayer’s organization.
   - One member who is the parent or guardian of a child enrolled in the district: and
   - (For Community College: student currently enrolled and active in a community college group.)
   - One member who is both a parent or guardian of a child enrolled in the district and active in a parent-teacher organization.
   - (For Community College: member active in the support and organization of a community college or community colleges of the district.)
   - The remaining two members are “at large” community positions.
   - 5. Receive and review Annual Performance and Financial Audits.
   - 6. Provide an Annual Compliance Opinion.



*Q5 12.22.20/revised 2.4.22*




## What can be funded with bond proceeds and what is not permitted?

California Constitution, Article XIIIA, Section 1 (b) (3), states the funding must be for “the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.” Bond Funds cannot be used for operating expenses such as teacher or general administrative salaries but can be used for the administration of the school construction process, including planning, design, engineering, and project management and control.

## What does a Citizens’ Bond Oversight Committee do?

The committee is the eyes and ears of the community to hold the school district accountable for the spending of bond funds authorized by the voters. It is an independent committee that sets its own agenda within the rules and regulations provided in its by-laws.
It reviews reports and information provided by the district. For the committee to be most effective, it must ask questions and receive complete and transparent responses from the school district. The committee reports to the public its findings including both positive observations about the efficiency and effectiveness of the district as well as areas for improvement.

# MEASURE Z

The Encinitas Union School District Board of Trustees placed Measure Z, a $158.3 million general obligation bond measure, on the November 5,2024 election ballot.

Now approved by voters, funds will be used to make crucial renovations and modernizations at all EUSD schools.

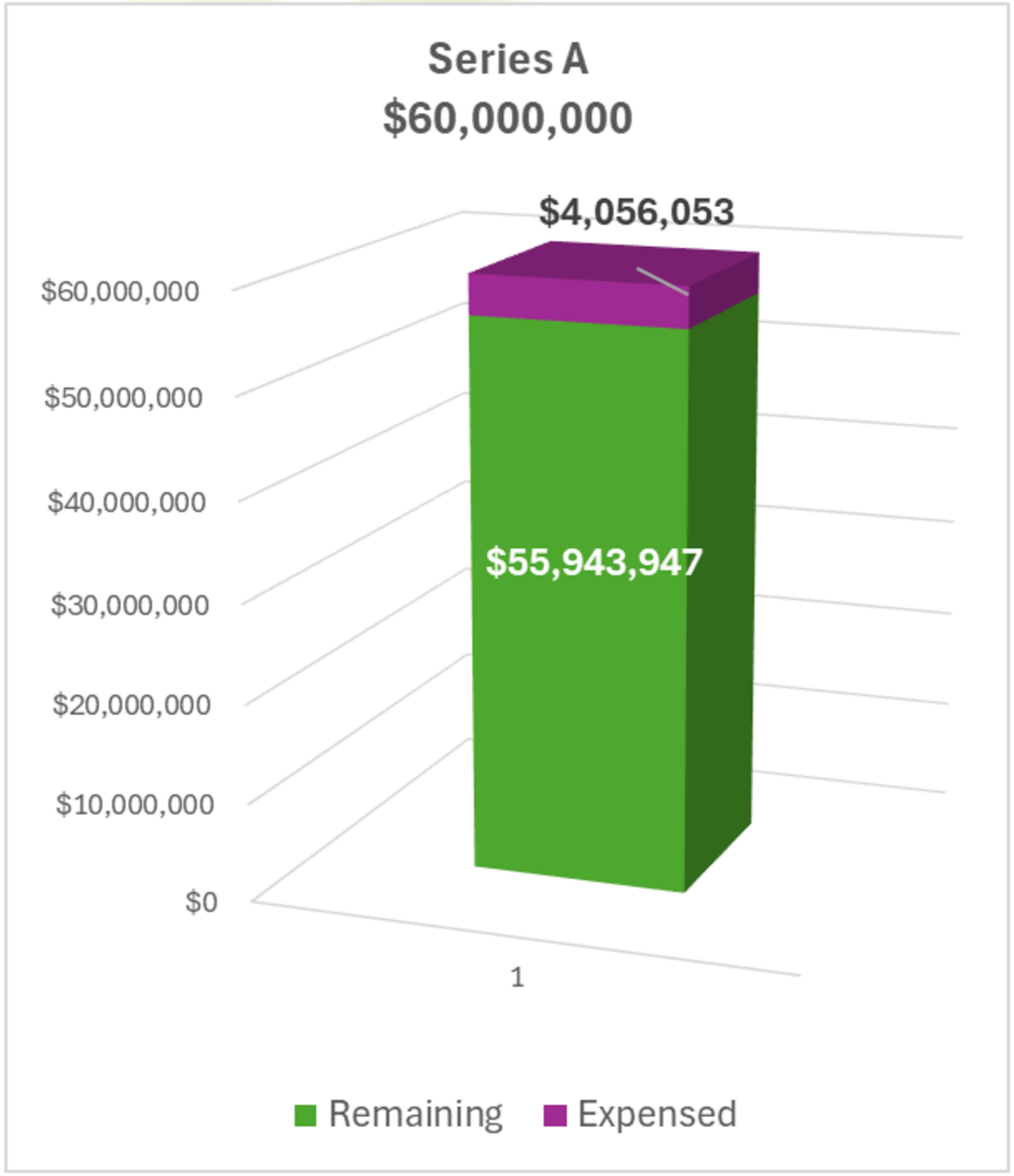
## Board Priorities for Facility and Maintenance Updates Include:

- At all campuses replace leaky roofs, plumbing, sewage needs, drainage, HVAC systems etc.
- Basic modernizations to classrooms across the district
- Removal of Portable Classrooms and replace with permanent structures where enrollment warrants
- Address older schools (PEC, OK, and Capri) needs
- Address undersized classrooms across the district
- Update restrooms (students and staff)
- Improve outdoor learning spaces and increase shade
- Replace all wood chips to rubberized surfaces and add tracks
- Complete site kitchens
- Flora Vista Preschool Building Rebuild
- Expand the Child Nutrition Services facility to meet increased demands

# FINANCIAL PLAN
# $158,300,000

| Series A | Series B | Series C |
|---|---|---|
| $60,000,000 | $50,000,000 | $48,300,000 |
| | | |
| Sold<br>May 2025 | Anticipated Sale<br>Spring 2027 | Anticipated Sale<br>2030 |

# Series A Expensed



# MEASURE Z CURRENT PROJECTS

## FLORA VISTA









## Progress Status

- ***Roofing***- Complete tear down to decking with plywood replaced if necessary
- ***Playground*** modernization upper grades

Playgrounds will have poured in place rubberized surfacing

All playgrounds will have shade components implemented

# MEASURE Z CURRENT PROJECTS

## LA COSTA HEIGHTS





**Progress Status**

- ***Roofing***- Complete tear down to decking with plywood replaced if necessary

- Also removed old classroom portables (General Fund)

# MEASURE Z CURRENT PROJECTS

## MISSION ESTANCIA






**Progress Status**

- Complete exterior re-painting of the Mission Estancia campus

- New school lettering was installed as well to complement the new modern color scheme

# MEASURE Z CURRENT PROJECTS

## PARK DALE LANE







## Progress Status

- ***(2) Playgrounds*** modernization upper and lower grades (partial completion)
- Playgrounds will have poured in place rubberized surfacing
- All playgrounds will have shade components implemented

# MEASURE Z CURRENT PROJECTS

## PAUL ECKE CENTRAL

The Paul Ecke Central School will undergo a complete rebuild including the shutdown, demolition and rebuild to take place during the 2026-2027 school year.

We are currently in the design phase with the DLR Group Architect firm with a Lease-Lease Back construction delivery method to be managed by the Balfour Beatty construction firm.

Demolition will begin June 2026
Estimated Budget: $80,000,000

### Progress Status

- Architectural concepts
- Construction management consulting

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- Asbestos & lead paint testing
- Environmental consulting
- Topography survey
- Geotechnical borings

# PAUL ECKE CENTRAL IMAGES
## (CONCEPT ONLY)








Adaptive Reuse of the 1927 Old Schoolhouse



Original Schoolhouse Building - Exterior



Original Schoolhouse Building - Interior

# MEASURE Z

# CUMULATIVE PROJECT EXPENDITURES BY SCHOOL SITE

## (SINCE INCEPTION 4/1/2025)

## MEASURE Z PROJECT COMMITMENTS/ENCUMBRANCES AND EXPENSES

### 4/1/2025 - 9/30/2025

| Project Name | Project Commitments/Encumbrances | Project Expenditures to Date | Remaining Project Commitments/Encumbrances |
|---|---|---|---|
| A | B | C | D (B-C) |
| **General Obligation Bonds, Election of 2024, Series A** | | | |
| Districtwide Bond Issuance Costs | $ 387,000.00 | $ 387,000.00 | $ - |
| **COMBINED IMPROVEMENTS:** | **$ 387,000.00** | **$ 387,000.00** | **$ -** |
| **Flora Vista Elementary School - 130** | | | |
| Flora Vista - Playground/Modernization | $ 466,699.92 | $ 208,921.94 | $ 257,777.98 |
| Flora Vista - Roofing/Modernization | $ 827,141.54 | $ 780,408.13 | $ 46,733.41 |
| **COMBINED IMPROVEMENTS:** | **$ 1,293,841.46** | **$ 989,330.07** | **$ 304,511.39** |
| **La Costa Heights Elementary School - 140** | | | |
| La Costa Heights - Roofing/Modernization | $ 1,048,694.91 | $ 998,297.25 | $ 50,397.66 |
| **COMBINED IMPROVEMENTS:** | **$ 1,048,694.91** | **$ 998,297.25** | **$ 50,397.66** |
| **Mission Estancia Elementary School - 150** | | | |
| Mission Estancia - Paint/Modernization | $ 87,416.00 | $ 87,416.00 | $ - |
| **COMBINED IMPROVEMENTS:** | **$ 87,416.00** | **$ 87,416.00** | **$ -** |
| **Park Dale Lane Elementary School - 180** | | | |
| Park Dale Lane - Upper&Lower Playground/Modernization | $ 899,110.04 | $ 466,792.72 | $ 432,317.32 |
| **COMBINED IMPROVEMENTS:** | **$ 899,110.04** | **$ 466,792.72** | **$ 432,317.32** |
| **Paul Ecke Central Elementary School - 190** | | | |
| Paul Ecke Central - Site Rebuild/Modernization | $ 9,363,423.81 | $ 1,127,217.25 | $ 8,236,206.56 |
| **COMBINED IMPROVEMENTS:** | **$ 9,363,423.81** | **$ 1,127,217.25** | **$ 8,236,206.56** |
| **GRAND TOTAL COMBINED IMPROVEMENTS:** | **$ 13,079,486.22** | **$ 4,056,053.29** | **$ 9,023,432.93** |

# MEASURE Z

# PROJECT EXPENDITURES DETAIL

## (FROM 4/1/25-9/30/25)

## Expense Report - Vendor Summary

## Measure Z Expenses from 4/1/2025 through 9/30/25

| General Obligation Bonds, Election of 2024, Series A | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Bond Issuance Costs | $ | 387,000.00 | Issuance and Underwriting Costs |
| | **$** | **387,000.00** | |

| Project Flora Vista Playground | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Dave Bang | $ | 139,849.94 | Playground Equipment |
| Western State Builders | $ | 30,875.00 | Demolition and Installation of Playground Equipment |
| Ruhnau Clarke Architects | $ | 30,589.00 | Architect Services |
| Division of State Architects | $ | 5,008.00 | Structural, Fire and Safety, and access review Fees |
| RB Inspections | $ | 2,600.00 | Welding Inspection of Shade Structure |
| | **$** | **208,921.94** | |

| Project Flora Vista Roofing | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Garland Roofing | $ | 456,241.54 | Roofing Materials |
| Boyce Roofing | $ | 324,166.59 | Installation of Roofing |
| | **$** | **780,408.13** | |

| Project La Costa Heights Roofing | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Garland Roofing | $ | 612,394.91 | Roofing Materials |
| Boyce Roofing | $ | 385,902.34 | Installation of Roofing |
| | **$** | **998,297.25** | |

| Project Mission Estancia Paint | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Harbor Coating and Restoration | $ | 87,416.00 | Painting of Site |
| | **$** | **87,416.00** | |

## Expense Report - Vendor Summary

## Measure Z Expenses from 4/1/2025 through 9/30/25

| Project Park Dale Lane Upper/Lower Playground | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Dave Bang | $ | 82,876.46 | Upper Playground Equipment |
| Dave Bang | $ | 265,492.26 | Lower Playground Equipment |
| Western State Builders | $ | 55,508.50 | Demolition and Installation of Playground Equipment |
| Ruhnau Clarke Architects | $ | 50,108.50 | Architect Services |
| Division of State Architects | $ | 11,507.00 | Structural, Fire and Safety, and Access Review Fees |
| RB Inspections | $ | 1,300.00 | Welding Inspection of Shade Structure |
| | **$** | **466,792.72** | |

| Project Paul Ecke Central Site Rebuild | | | |
|---|---|---|---|
| **Vendor** | | **Expense** | **Description** |
| Balfour Beatty Construction | $ | 53,000.00 | Construction Management Services |
| DLR Group | $ | 860,625.00 | Architect Services |
| Western Environmental | $ | 31,414.00 | Asbestos & Lead Paint Testing Services |
| Placeworks | $ | 43,038.25 | Environmental Consulting Services |
| SWS Engineering | $ | 88,080.00 | Topography Survey and Record of Survey |
| Earth Systems Pacific | $ | 51,060.00 | Geotechnical Borings and Percolation Testing |
| | **$** | **1,127,217.25** | |

| **Grand Total** | **$** | **4,056,053.29** |
|---|---|---|